

Under Section 14-108 of the Real Property Article, Maryland Annotated Code "any person in actual peaceful possession of property, or, if the property is vacant and unoccupied, in constructive and peaceful possession of it either under color of title or claim of right by reason of his or his predecessor's adverse possession for the statutory period, when his title to the property is denied or disputed or, when any other person claims, of record or otherwise to own the property, or any part of it, or to hold any lien or encumbrance on it, regardless of whether or not the hostile outstanding claim is being actively asserted and if any action of law or proceeding in equity is not pending to enforce or test the validity of the title, lien, encumbrance, or other adverse claim, the person may maintain a suit in equity in the county where the property lies to quiet or remove any cloud from the title or determine of any adverse claim".

This proceeding is deemed in rem or quasi in rem under Section 14-108 (b) of the Real Property Article "So long as the only relief sought is a Decree that the Plaintiff has absolute ownership and the right of disposition of the property and any injunction against the assertion by the person named as the party defendant of his claim by any action at law or otherwise".

The object of a Bill to Quiet Title is to protect the owner of legal title from being disturbed in his possession

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